

**STAMFORD PLANNING BOARD  
REGULAR MEETING & CAPITAL BUDGET PRESENTATIONS  
DRAFT MINUTES - TUESDAY, OCTOBER 25, 2016  
4TH FLOOR CAFETERIA - GOVERNMENT CENTER  
888 WASHINGTON BLVD., STAMFORD, CT  
SPECIAL START TIME - 6:00 P.M.**

***Capital Budget Presentations started 5 minutes after Regular Meeting concluded***

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Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Claire Fishman, Secretary; and Jennifer Godzeno. Alternate: William Levin (left early at 7:10 p.m.), who was considered a voting member due to the absence of Michael Totilo. Present for staff was David W. Woods, PhD, AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:00 p.m. and introduced the members of the Board and staff present. Ms. Dell explained that the regular meeting would last approximately half an hour and would be followed by the Capital Budget presentations. Ms. Dell introduced the first item on the agenda.

**REQUEST FOR AUTHORIZATION:**

**LEASE AGREEMENT BETWEEN THE CITY OF STAMFORD & BEDFORD STREET MERCHANTS:** A proposed lease agreement for the use of the Bedford Street Merchant's parking lot as a public parking lot for metered parking. As consideration for the Bedford Street Merchants entering into this lease, the City will provide one hundred and fifty-four (154) parking spaces to the Bedford Street Merchants in the City's adjacent parking garage. Chris Dellaselva, Assistant Corporate Counsel, was present to answer any questions regarding this lease for 154 parking spaces to the Bedford Street Merchants in the Bedford Street garage. After a brief discussion, Mr. Tepper recommended approval of the lease agreement between the City of Stamford and Bedford Street Merchants; and this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds them both to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Godzeno, Levin, and Tepper).

**REQUEST FOR AUTHORIZATION**

**SUPPLEMENTAL CAPITAL PROJECT APPROPRIATION REQUEST:**

Bill Brink made a brief presentation explaining the Capital Project Appropriation requests for the Dyke Lane Pump Station Upgrade and the SCADA System Upgrade.

1. **PROJECT #CP6599 - DYKE LANE PUMP STATION UPGRADE:** The current balance in the account is \$2,636,000.00. Bids for construction of the upgrade of the electrical equipment and an emergency power generator were received with the low bid at \$2,592,500.00. The free balance is \$31,678.00. This Supplemental appropriation request is for: (1) construction contingency of \$100,000.00; (2) rehabilitate 500 HP storm water pump for \$200,000.000 and (3) replace the tide gate check valves for \$25,000.00. After a brief discussion, Ms. Godzeno recommended approval of the Dyke Lane Pump Station Upgrade and that this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin, and Tepper).

2. **PROJECT #CP5051 - SCADA SYSTEM UPGRADE:** The current balance in the account is \$24,617.00. The supplemental request is for additional scope of services resulting from firewall configuration and inclusion of SCADA controls for the flow distribution project and to fund any unexpected contingencies. After a brief discussion, Ms. Fishman recommended approval of the SCADA System Upgrade and that this request has been reviewed pursuant to Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, and finds this to be consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the adopted 2015 Master Plan; Mr. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin, and Tepper).

### **ZONING BOARD REFERRALS:**

1. **ZB APPLICATION #216-27 & #216-28 - TRUE NORTH STAMFORD, LLC - 245 ATLANTIC STREET (aka 279 ATLANTIC STREET) - Text Change; Site and Architectural Plans; Special Exception; Costal Site Plan Review and Request to Substitute Applicant:** Applicant is proposing: [1] to Amend Table IV, Appendix B, within the C-L, C-G and CC-N districts; [2] A proposed redevelopment project anticipated to consist of 212 apartments, one (1) guest suite and up to approximately 8,000 sq. ft. of retail/flex space as well as 315 parking spaces within an enclosed structural parking garage. An additional level of parking below grade with approximately 71 parking spaces is also proposed as an option to be constructed at the discretion of ROECO. The church and the rectory will also remain on the property; and [3] As per a certain Letter of Authority from RoeCo, LLC (“RoeCo”) and True North Stamford, LLC (“True North”) dated September 9, 2016 Applicant is requesting the substitution of True North (in lieu of RoeCo) as the co-applicant of record with St. John’s Roman Catholic Church of Stamford Connecticut in connection with the above referenced applications. William Hennessey, of Carmody, Torrance Sandak, & Hennessey, promised made a very brief presentation on the changes from their proposal that the Board rejected at its August 9, 2016 meeting. After a brief discussion, Mr. Tepper recommended approval of ***ZB Application #216-27 & #216-28*** with the caveat that if, for whatever reason this development is not built, the BMR commitment to Inspirica be kept. This request is compatible with the neighborhood and consistent with the 2015 Master Plan Category #11 (Downtown); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin and Tepper).

### ***Capital Budget Presentations started 5 minutes after Regular Meeting concluded***

Present for the Capital Budget presentations were Lindsey Miller, Board of Representatives, District 7; Frank Cerasoli, Board of Representatives, District 15; Ted Jankowski, Director, Public Safety; Mike Pensiero, Director Technology; Jack Jankowski, Assistant Director Technology; Nancy Ormsby, Engineering; Alice Knapp, Director and Nicholas Bochicchio, Program Manager, Ferguson Library.

William Brink, Executive Director of the WPCA, was originally scheduled to present future capital projects but the WPCA has no new projects to propose this year. Thus, they were removed from the agenda.

### **CAPITAL BUDGET PRESENTATIONS:**

1. Short Term Financing - Public Safety - Ted Jankowski
2. Short Term Financing - Technology - Mike Pensiero
3. Childcare Learning Center - Nancy Ormsby presented for Darrell Ingram
4. Ferguson Library - Alice Knapp / Nicholas Bochicchio
5. Short Term Financing - Ferguson Library - Alice Knapp / Nicholas Bochicchio

### **PLANNING BOARD MEETING MINUTES:**

**Meeting of 10/18/16:** After a brief discussion, Ms. Godzeno moved to recommend approval of the Planning Board Minutes of October 18, 2016; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin, and Tepper).

### **OLD BUSINESS:**

### **NEW BUSINESS:**

Ms. Dell announced that Roger Quick has been appointed as an Alternate to the Board from the Republicans and requested that Dr. Woods follow-up with the Mayor's office.

Next regularly scheduled Planning Board meetings are:

11/1/16 - Capital Budget - Department of Operations (6:00 p.m.)

11/8/16 - CANCELLED due to Election Day

11/15/16 - Capital Budget - Board of Education (6:00 p.m.)

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:05 p.m.

Respectfully Submitted,

Claire Fishman, Secretary  
Stamford Planning Board

**NOTE:** These proceedings were recorded on video and audio tape and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.